

**Summary of Changes to Proposed Tolland Zoning Bylaw
Following September Public Hearings
November 15, 2005 Draft**

The following changes were made to the *previously distributed* Proposed Tolland Zoning Bylaw Drafts and have been approved by the Planning Board. A summary of changes from the current bylaw was previously distributed, discussed in detail at the two Public Hearings held on September 14 and 20th and is available upon request.

Section IV: Definitions

New or modified definitions:

Building Height (modified)

Building Height	The vertical measurement of a building from the mean level of the ground surrounding the building to a point midway between the highest and lowest points of the roof, excluding chimneys, steeples on religious buildings, antennae, water tanks, silos and similar structures.
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Club (new)

Club or Association	An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose, whose activities are confined to the members and guests and are not open to the general public. This includes the establishment so-operated. Where appropriate, this definition shall apply to camps organized on a similar basis.
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Mobile Home (modified)

Mobile Home	A residential structure built on an integral chassis designed to be used as a dwelling when connected to the required utilities (and not originally sold as a recreational vehicle) and includes the plumbing, heating, air-conditioning and electrical systems contained therein. If the unit is jacked, blocked-up or otherwise emplaced so as to be immobile, it shall nevertheless be considered a Mobile Home.
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Sawmill (modified). The words “for commercial purposes was removed. Definition now reads:

Sawmill	A facility utilized to process logs into boards, beams or related wood stock
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Story (new)

Story	That portion of a building included between the surface of any floor and the surface of the next floor above it, or, if there be no floor above it, then the space between such floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height from average ground level shall be considered as an additional story for each fourteen (14) feet or fraction thereof. One-half (1/2) story means any story or space situated wholly or partly in the roof, so designed, arranged, or built as to be used for storage or habitation.
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Definitions Deleted from Current Bylaw. Terms are not used in Proposed Zoning Bylaw.

- Living Area
- Gas Station (replaced with Service Station)

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Modifications to Bylaw Provisions:

Section V: Table of Land Use Changes:

1. **Page V-3.** “Houseboat as residence” changed to “Houseboat as dwelling”
2. **Page V-9.** Removed the term “Lumbering” from “Logging/Lumbering”
3. **Page V-5.** The moving of “Sawmill Operations” from “Commercial” to “All Categories” approved unanimously.

Section VI: The word “Floor” changed to “Story:

Section VII: General Regulations

1. **Page VII.D. Mobile Homes and Recreation Vehicles.** Wording clarified.

Section now reads: Mobile Homes, Recreation Vehicles, motor homes, tents, campers, house or travel trailers shall not be kept within the boundaries of the Town of Tolland unless they are in bona fide storage or unless the Planning Board gives written approval for use as a temporary dwelling during construction of a permanent residence as provided in Section VII. B. 3 (Temporary Dwelling by Permit). Tents and campers shall not be used as dwellings.

2. **Page VII.H. Parking.** Wording clarified.

Section now reads: Any building hereafter constructed for business use shall be so located on the lot so as to accommodate the construction of a parking area of a size and type as deemed necessary by the Planning Board to support anticipated service, loading and unloading, and customer and employee parking. The parking area shall have proper drainage and where deemed necessary shall be paved

3. **Section VII.F.3 c. Signs: Distance from Pavement:** Setback requirement change. Wording clarified.

Section now reads: All signs adjacent to a public way shall be behind, that is on the private property side of, the street line as defined in Section IV. Definitions. 911 signs are exempt from this requirement.

4. **Section VII. M. 1. Accessory Buildings and Structures.** Wording Modified.

Section now reads: Temporary Storage Containers: Temporary storage containers, pods or bins used during construction or relocation may be exempt from setback requirements with written permission by the Planning Board. These containers must be at least ten feet from a traveled way. Such containers must be removed upon relocation or at the end of the construction period with a maximum of two years